

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

December 12, 2001

Page 1 of 2

Description to Accompany Petition For Variance
Election District No. 8, Baltimore County, Maryland.

LOT 3 "A Subdivision of Parcel A and
Amendment to Lot 1, Part of the Noxell Property",
Plat Book 73 folio 141

Beginning for the same at the point designated RW2 on the northwesterly side of Wight Avenue, 60.00 feet wide at the end of the cutoff leading from York Road, Md. Route 45, 66.00 feet wide, having Maryland Coordinate System NAD 1983/91 values of North 664179.53 and East 1411704.70, all shown on the Plat entitled "A Subdivision of Parcel A and Amendment to Lot 1, Part of the Noxell Property", dated April 10, 2001, recorded among the Land Records of Baltimore County, Maryland in Plat Book 73 folio 141, said point of beginning being distant North 77 degrees 53 minutes 51 seconds West 62.07 feet measured from the centerline intersection of said Wight Avenue, 60.00 feet wide, and said York Road, Md. Route 45, Existing 66.00 feet wide, running thence leaving said point of beginning, binding on the northwesterly side of said Wight Avenue and binding on part of the outline of said Plat,

1) South 73 degrees 11 minutes 59 seconds West 269.57 feet, running thence leaving the northwesterly side of said Wight Avenue and the outline of said Plat, binding on the line of division between Lot 3 and Lot 4 shown on said Plat,

2) North 16 degrees 48 minutes 01 seconds West 241.00 feet, running thence binding on the line of division between said Lot 3 and Lot 2 shown on said Plat,

3) North 73 degrees 11 minutes 59 seconds East 274.26 feet to intersect the southwesterly side of the 7.00 foot wide Highway Widening of York Road, Md. Route 45, shown on said Plat, running thence binding of the southwesterly side of said 7.00 foot wide Highway Widening of York Road, Md. Route 45, shown on said Plat,

4) South 18 degrees 50 minutes 06 seconds East 226.85 feet to intersect said cutoff leading to Wight Avenue at the point designated RW5, all shown on said Plat, running thence binding on part of said cutoff,

5) South 24 degrees 55 minutes 09 seconds West 19.15 feet to the point of beginning.

Containing 1.539 Acres of Land more or less.

Being all of Lot 3 shown on the Plat entitled "A Subdivision of Parcel A and Amendment to Lot 1, Part of the Noxell Property", dated April 10, 2001, recorded among the Land Records of Baltimore County, Maryland in Plat Book 73 folio 141.



December 12, 2001

Page 2 of 2

A 50 foot wide Parcel to be used from Noxell Parking,
Part of LOT 1 "A Subdivision of Parcel A and
Amendment to Lot 1, Part of the Noxell Property",
Plat Book 73 folio 141

Beginning for the same at a point on the northwesterly side of Wight Avenue, 60.00 feet wide at the line of division between Lot 1 and Lot 5, shown on the Plat entitled "A Subdivision of Parcel A and Amendment to Lot 1, Part of the Noxell Property", dated April 10, 2001, recorded among the Land Records of Baltimore County, Maryland in Plat Book 73 folio 141 and having Maryland Coordinate System NAD 1983/91 values of North 663965.21 and East 1410994.83, running thence leaving said point of beginning, binding on part of the northwesterly side of said Wight Avenue and binding on part of the outline of said Plat,

1) South 73 degrees 11 minutes 59 seconds West 50.04 feet, thence leaving the northwesterly side of said Wight Avenue and the outline of said Plat, running parallel with and 50.00 feet westerly measured at right angles from said line of division, between said Lot 1 and Lot 5, shown on said Plat,

2) North 14 degrees 32 minutes 55 seconds West 331.74 feet, to intersect the line of division between said Lot 1 and Lot 5, shown on said Plat, running thence binding on part of the line of division between said Lot 1 and Lot 5 shown on said Plat, the two following courses,

3) North 73 degrees 11 minutes 59 seconds East 50.04 feet to the corner of said line of division and

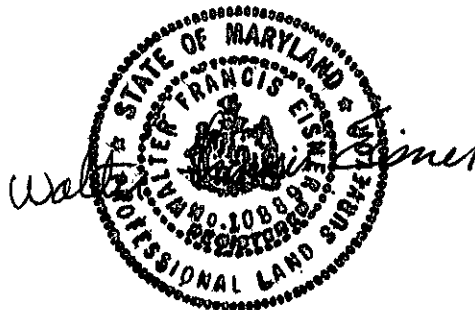
4) South 14 degrees 32 minutes 55 seconds East 331.74 feet to the point of beginning.

Containing 0.381 Acres of Land more or less.

Being Part of Lot 1 shown on the Plat entitled "A Subdivision of Parcel A and Amendment to Lot 1, Part of the Noxell Property", dated April 10, 2001, recorded among the Land Records of Baltimore County, Maryland in Plat Book 73 folio 141.

The above Bearings are based on Maryland Coordinate System NAD 1983/91.

NOTE: THE ABOVE DESCRIPTION IS FOR VARIANCE PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS.



02-269-A



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11100 YORK ROAD, HUNT VALLEY, MD

which is presently zoned ML-IM 21030

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

A VARIANCE FROM BCZR 409.7 FOR DISTANCE FROM ENTRANCE OF THE BUILDING TO OFFSITE PARKING, TO PERMIT A MAXIMUM DISTANCE OF 1015' IN LIEU OF THE 500' PERMITTED AS SHOWN PARTICULARLY ON THE ATTACHED PLAT AND ANY OTHER VARIANCES DEEMED NECESSARY BY THE ZONING COMMISSIONER.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

PRACTICAL DIFFICULTIES AND OTHER REASONS TO BE PRESENTED AT THE HEARING.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

MINER'S MANAGEMENT COMPANY AND/OR ASSIGNS

Name - Type or Print

Signature

304 SOUTH TOLLGATE ROAD

Address

BELAIR, MD 21014

City

State

Zip Code

Telephone No.

Attorney For Petitioner:

F. VERNON BOOZER, ESQUIRE

Name - Type or Print

Signature

COVAHEY & BOOZER, P.A.

Company

614 BOSLEY AVENUE

Address

TOWSON, MD 21204

City

State

Zip Code

Telephone No.

Legal Owner(s):

WIGHT AVENUE DEVELOPMENT, LLC

Name - Type or Print

Signature

MACKENZIE PROPERTIES, INC., MANAGER

Name - Type or Print

Signature

2328 WEST IOPPA ROAD, ST. 200

Address

LUTHERVILLE, MD 21093

City

State

Zip Code

Telephone No.

Representative to be Contacted:

GARY RISSLING

Name

8634 BELAIR ROAD

Address

BALTIMORE, MD 21236

City

State

Zip Code

Telephone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By JNP Date 12/31/01

Case No. 02-269-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 081

DATE

12/21/01

ACCOUNT

R 001-006-6150

AMOUNT

150.00

RECEIVED FROM

Wright Avenue Development LLC

FOR

11100 York Road (Wright Avenue Development LLC)

02-269-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

12/21/2001 12/21/2001 10:24:30

174 4803 CASHIER RIDGE LAB PRINTER

22110711 233496

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CASHIER'S VALIDATION

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-269-A

Petitioner: WRIGHT AVENUE DEVELOPMENT, LLC

Address or Location: 11100 YORK ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Gary Fissling

Address: 304 S. Tollgate Rd
Bel Air MD.

Telephone Number: 21014

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: February 28, 2002

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 4, 2002
Item Nos. 263, 264, 265, 267, 268, 269,
270, 271, 272, 273, 274, 275, 276, 278,
279, 280, 281, 282, 283, 284, 285, 286,
287, 288, 290 and 292

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File

NOTE TO FILE

DATE: December 21, 2001

TO: George Zahner

FROM: Jeffrey Perlow, Planner II
Zoning Review

RE: 02-269-A (11100 York Road),
Wight Avenue Development, LLC- Petitioners

This is to confirm your conversation with F. Vernon Boozer, attorney for the petitioners, wherein a hearing date of Wednesday, January 30, 2002 @ 9:00 a.m. was agreed upon. If this changes in any way, please contact Mr. Boozer accordingly.

02-269-A



Robert J. Aumiller
Executive Vice President
General Counsel

BALTIMORE
ANNAPOLIS
COLUMBIA

December 21, 2001

Zoning Committee of Baltimore County
Baltimore County, Maryland

Gentlemen:

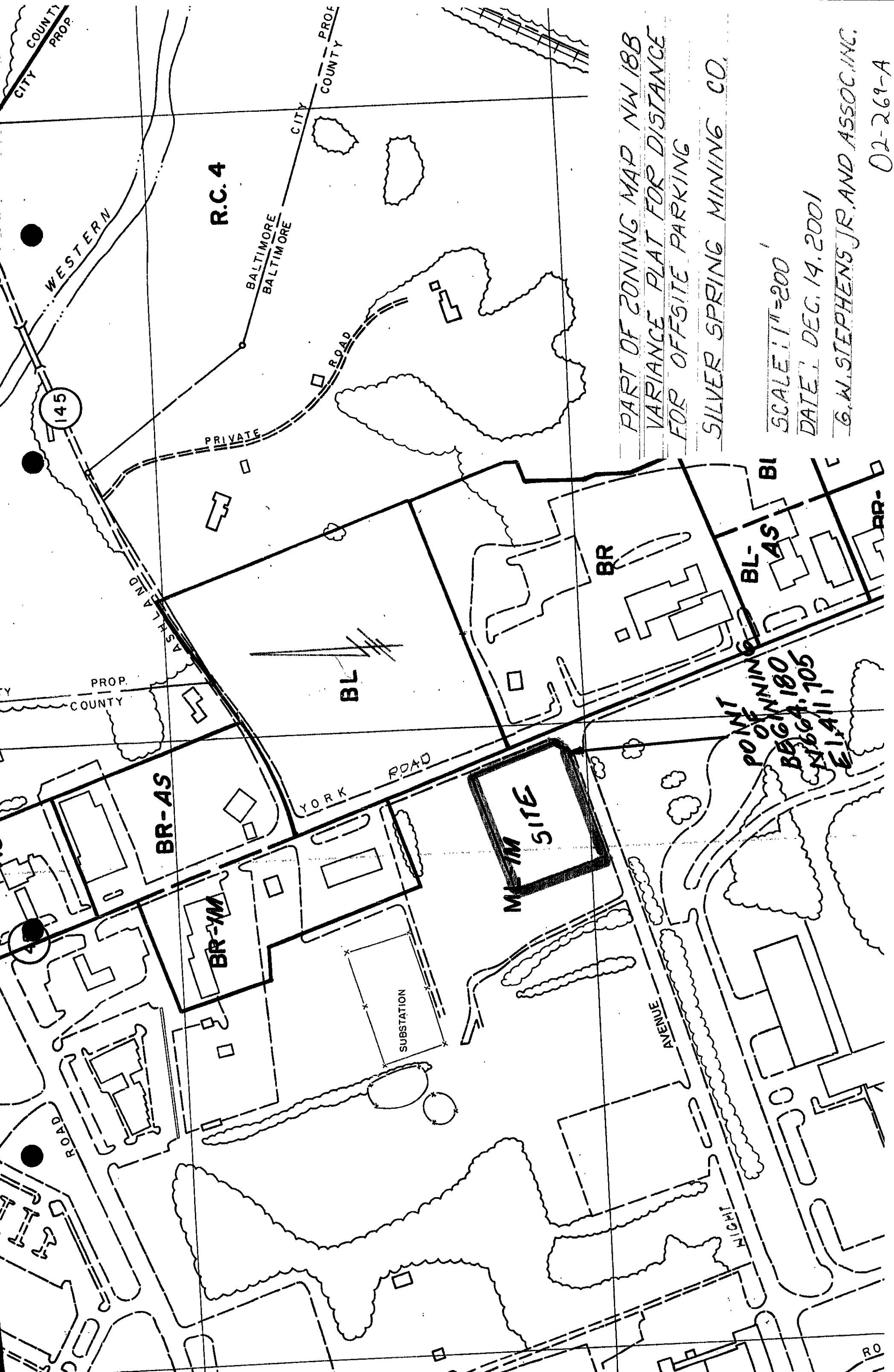
This letter is to advise you that the managing member of Wight Ave Development, LLC is MacKenzie Properties, Inc., a Maryland corporation. The undersigned is Vice President of MacKenzie Properties, Inc. and has been duly authorized to sign the Petition for Variance on behalf of Wight Avenue Development Avenue Development, LLC for the property located at 11100 York Road, Hunt Valley, Maryland

Should you have any questions, do not hesitate to contact me at (410) 821-8585.

Very truly yours,

Robert J. Aumiller

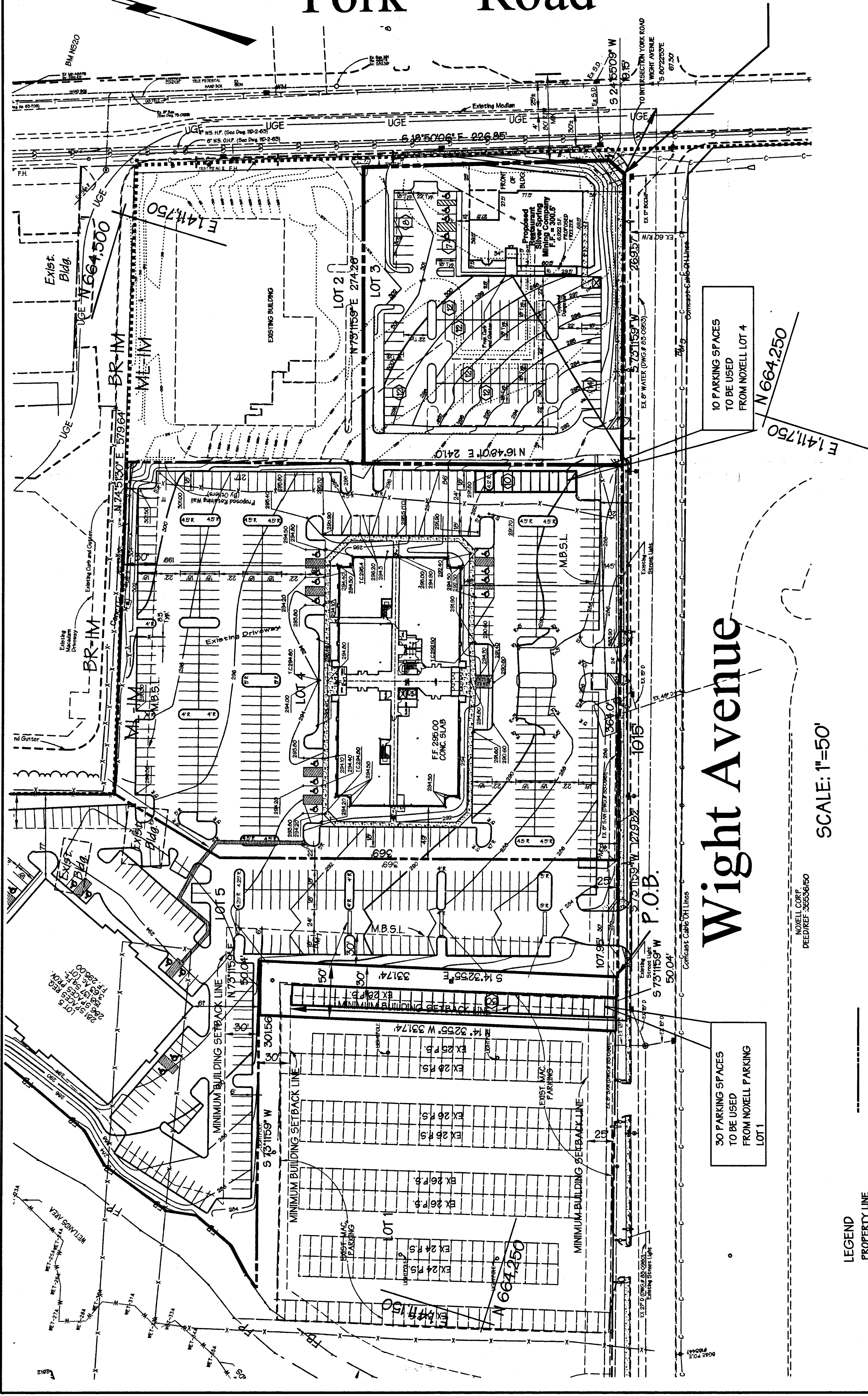
RJA:kad



PART OF ZONING MAP NW 18B
VARIANCE PLAT FOR DISTANCE
FOR OFFSITE PARKING
SILVER SPRING MINING CO.

SCALE: 1"=200'
DATE: DEC. 14, 2001
G.W. STEPHENS JR. AND ASSOC. INC.
02-269-A

PONTIAC
BEGIN 180
1664.105
EL. 411.105



LEGEND

PROPERTY LINE
EXISTING CONTOURS
EXISTING CONC. C & G
EXISTING EASEMENT LN
EXISTING WATER
EXISTING STORM DRAIN
EXISTING SEWER
PROPOSED CONTOURS
PROPOSED DRAINS
PROPOSED SEWER
PROPOSED CONC C & G

VARIANCE REQUESTED
A VARIANCE FROM BCZR 409.7 B1 FOR DISTANCE FROM ENTRANCE OF THE BUILDING TO OFF-SITE PARKING TO PERMIT A MAXIMUM DISTANCE OF 10'5" IN LIEU OF THE 500' PERMITTED AS SHOWN PARTICULARLY ON THIS PLAT TO ACCOMPANY THIS PETITION

* NOXELL CORPORATION - LOT 4
75,931 S.F. OFFICE @ 3,311,000 S.F. = 251 SPACES REQUIRED
333 PARKING PROVIDED

NOXELL CORPORATION - LOT 1
11520 S.F. OFFICE @ 3.3 P.S./1,000 S.F. - 38 P.S.
LARGEST SHIFT - 660 EMPL. 1 P.S. PER EMPL. - 660 P.S.
698 PARKING SPACES REQUIRED
795 PARKING SPACES PROVIDED

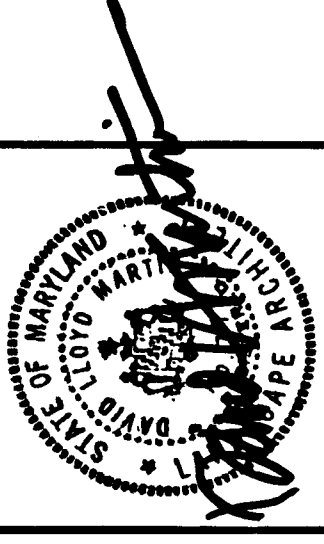
POINT OF
BEGINNING
N 664.180
E 1411.705

DESIGN AND DRAWING
BASED ON MARYLAND
COORDINATE SYSTEM
HORIZONTAL - NAD83/91
VERTICAL - NAVD 88

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND SURVEYORS

1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120



Developer
MINER'S MANAGEMENT INC.
304 SOUTH TOLLGATE RD.
BALAIR, MARYLAND 21014
TEL 410-613 9276

[illegible]

Lot 3 - PLAN TO ACCOMPANY PETITION FOR VARIANCE
Silver Spring Mining Company-
(Lot 3 & Lot 1, Noxell Property)

YORK ROAD AND WIGHT AVENUE
ELECTION DISTRICT # 08 / COUNCILMANIC DISTRICT # 03
BALTIMORE COUNTY, MARYLAND
PDM FILE # VIII-748

SCALE: 1"=50'
DATE: DECEMBER, 2001
JOB #: 9555-5
DES: H.C.
DRN: H.C.
CHK: D.M.
FILE: 9940
DRAWING NUMBER:

QUEST 1 OF 1